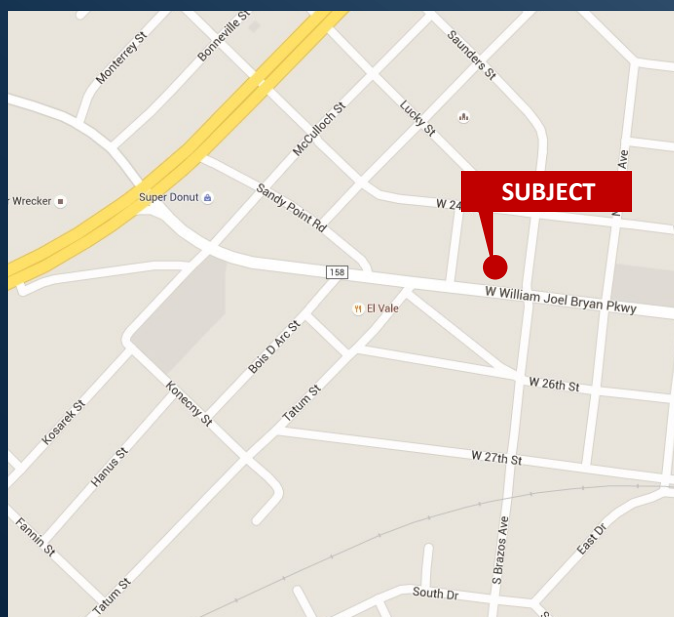


FAMILY DOLLAR STORE AND ~6,500 SF RETAIL CENTER

1200 William Joel Bryan Parkway

INVESTMENT OPPORTUNITY

BRYAN, TEXAS 77802



14,820 SF RETAIL PROJECT

6,500 SF RETAIL CENTER

8,320 SF FAMILY DOLLAR

Lease Rate:	\$18-22/SF/YR
	TI Allowance Available
Min. Divisible:	±1,300 SF
Max. Divisible:	±2,600 SF
Property Type:	Retail
Property Sub-Type:	Anchored Retail Center
Gross Leasable Area:	±6,500 SF
Year Built:	2015
NNN:	\$6.50/SF/YR
Zoning:	Commercial

For more information or to schedule a tour, please con-

ROBERT YOUNG

979.324.1717 office

robertyoung@txsra.com

SRA Strategic Realty Advisors, LLC

Demographics 2013

	1mile	3 miles	5 miles
Population	15,806	61,757	116,634
Households	4,123	20,636	35,407
Average HH In- come	49,523	46,555	47,949
Traffic Count Avg	12,270 VPD - HWY 21 and WJ Bryan		

(source TXDOT 2012)

979.324.1717 | robertyoung@txsra.com | txsra.com | 2001 Texas Ave South, Suite 800, College Station, TX77840

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

FAMILY DOLLAR STORE
1200 William Joel Bryan Parkway
BRYAN, TEXAS 77802

TXSRA.COM

Photos



SRA Strategic Realty Advisors, LLC

979.324.1717 | robertyoung@txsra.com | txsra.com | 2001 Texas Ave South, Suite 800, College Station, TX 77840

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

FAMILY DOLLAR STORE
1200 William Joel Bryan Parkway
BRYAN, TEXAS 77802

TXSRA.COM

Renderings



SRA Strategic Realty Advisors, LLC

979.324.1717 | robertyoung@txsra.com | txsra.com | 2001 Texas Ave South, Suite 800, College Station, TX 77840

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.